

Invitation for Bids

The City of San Antonio is accepting sealed bid proposals for the purchase of the following improved City-owned real property known as the SAMM Shelter:

An approximate 1.2102 acre tract (approximately 52,716 square feet) described as Lot 25, Block 84, New City Block 265 located at 910 and 928 West Commerce Street containing a building encompassing 33,102 square feet of living space. Property (26,711 square feet) is classified as historic real estate; built in 1917.

Sealed bids must be received by the City Clerk's Office, City Hall, 2nd Floor, 100 Military Plaza, San Antonio, Texas, before 4:00 p.m., Monday, July 11, 2011. Bidders may submit, by mail or hand-delivery, only one signed original BID FORM, which must be complete and free from ambiguity. Also, a conceptual plan for development of the property must be submitted along with the bid.

The property will be sold "as is." The contract will provide for not more than 60 days due diligence, which must be performed at Buyer's expense, and will require Buyer to pay for the appraisal, survey, title policy (if desired by Buyer), and all closing costs. The successful Bidder's obligation to close will be conditioned on City's ability to deliver indefeasible title.

The City has a Phase I environmental assessment indicating the presence of contamination. You may obtain a copy of it from the contact indicated below. The sale is as-is. The high bidder must pay all remediation costs in addition to the purchase price, so bidders should subtract their estimate of potential remediation costs from what they would otherwise bid.

The property will be available for preview by potential bidders on Thursday, June 30, 2011, between the hours of 8:00 a.m. to 12:00 p.m. Please schedule an appointment to preview the property by Tuesday, June 28, 2011 at (210) 207-6502.

Appraised Value: \$1,160,000.00

Bids must be for cash. The City will select successful bidder based on, but not limited to highest and best use of property and/or highest bid. Once the bidder is notified, the bidder has 10 business days, unless specifically extended at the sole discretion of the City, to submit:

- A cashier's check for \$10,000 earnest money, and
- A signed purchase agreement in the form provided by City. Review the form contract before bidding and base your bid on the terms of that contract. It will not be negotiated.

Failure to timely submit the checks and the signed contract may result in rejection of the bid, at which time the City may select the next bid or reject all bids. The City cannot sell the property until the proposed transaction has been reviewed by the City of San Antonio Planning Commission and approved by the San Antonio City Council.

Visitors to City Hall must enter through the east side of the building during regular business hours. If you require a ramp, entry is available on the south side of the building (Dolorosa side). Please plan accordingly and allow for ample time to pass through security screening, sign in and receive a visitor's badge in order to drop off your bid submittal(s).

Beginning June 10, 2011, the BID FORM and the form contract will be available via the City of San Antonio Website at <http://www.sanantonio.gov/rfp/> or from Martha Almeria, Management Analyst, (210) 207-6502 or marcia.shelforlandi@sanantonio.gov . Environmental reports and appraisal are available upon request.

